



38 WOODFIELD ROAD, SOLIHULL, B91 2DN

ASKING PRICE OF £575,000



Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- Detached Family Residence
- Four Bedrooms
- Modern Fitted Family Bathroom
- Breakfast Kitchen
- Lounge & Dining Room
- Sought After Location
- Utility Room & Separate Wc
- Garage & Driveway



A four bedroom detached family residence situated in a sought after location with further scope for development (STPP). The property offers excellent family living accommodation which briefly comprises; reception hall, dining room, lounge, breakfast kitchen, utility area, separate wc, first floor landing, four bedrooms, modern fitted family bathroom/wc, fore garden, driveway, garage and good size rear garden. No Upward Chain. Please note that Ruxton are acting on behalf of Executors and immediate completion may not be available due to legal processes.



**ENCLOSED ENTRANCE PORCH
RECEPTION HALL**

DINING ROOM 13' 9" (bay) x 12' 0" (4.19m x 3.66m)

LOUNGE 16' 2" x 12' 0" (4.93m x 3.66m)

CONSERVATORY 9' 10" x 8' 0" (3m x 2.44m)

**L SHAPED BREAKFAST KITCHEN 15' 4" max 7' 10" min
(4.67m x 2.39m) x 12" max 4' 7" min**

PANTRY

UTILITY AREA

SEPARATE W/C

WALK IN STORAGE CUPBOARD



FIRST FLOOR LANDING

BEDROOM ONE 16' 3" x 12' 0" (4.95m x 3.66m)

BEDROOM TWO 14' 6" (bay) x 12' 0" (4.42m x 3.66m)

BEDROOM THREE 12' 2" x 8' 7" (3.71m x 2.62m)

BEDROOM FOUR 9' 5" x 7' 1" (2.87m x 2.16m)

MODERN FITTED FAMILY BATHROOM/WC

FORE GARDEN

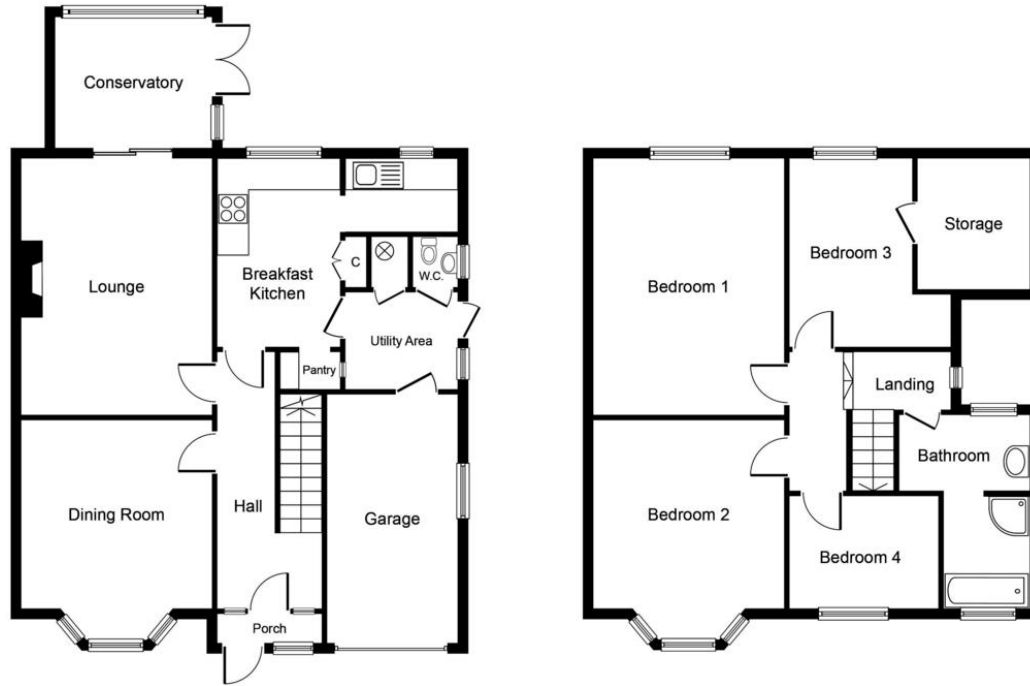
DRIVEWAY

GARAGE 15' 1" x 8' 1" (4.6m x 2.46m)

ENCLOSED GOOD SIZE REAR GARDEN

Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)





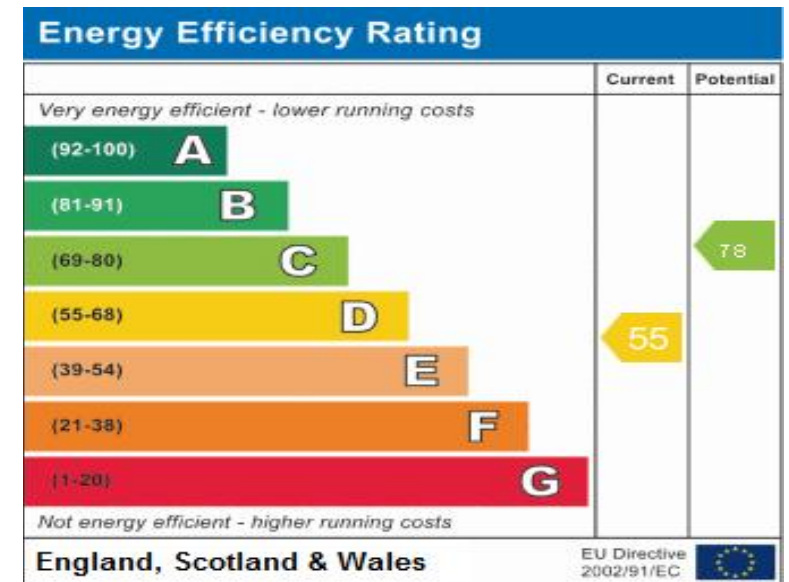
Ground Floor

First Floor

Approx. Gross Internal Floor Area 1,647 sq. ft. (153.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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